

**SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO**

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Nov-05-2014 9:15 am

Case Number: CGC-14-542537

Filing Date: Nov-05-2014 9:11

Filed by: DAVID YUEN

Juke Box: 001 Image: 04679298

COMPLAINT

CITY AND COUNTY OF SAN FRANCISCO ET AL VS. VILMA OLAES ET AL

001C04679298

Instructions:

Please place this sheet on top of the document to be scanned.

ORIGINAL
CM-010

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):

DENNIS J. HERRERA, City Attorney (SBN 139669)
 YVONNE R. MERE, Chief Attorney (SBN 173594)
 MICHAEL WEISS, Deputy City Attorney (SBN 168378)
 1390 Market Street, Sixth Floor
 San Francisco, CA 94102

TELEPHONE NO.: 415-554-3824 FAX NO.: 415-437-4644

ATTORNEY FOR (Name): Plaintiffs CCSF and People of the State

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO

STREET ADDRESS: 400 McAllister Street

MAILING ADDRESS: 400 McAllister Street, Room 103

CITY AND ZIP CODE: San Francisco, CA 94102

BRANCH NAME: SAN FRANCISCO

CASE NAME: CITY AND COUNTY OF SAN FRANCISCO, et al. v.
 VILMA OLAES, et al.**CIVIL CASE COVER SHEET**

Unlimited Limited
 (Amount demanded exceeds \$25,000) (Amount demanded is \$25,000 or less)

Complex Case Designation

Counter Joinder

Filed with first appearance by defendant
 (Cal. Rules of Court, rule 3.402)

CASE NUMBER
CGC-14-542537

JUDGE:

DEPT:

Items 1-6 below must be completed (see instructions on page 2).

1. Check one box below for the case type that best describes this case:

Auto Tort

- Auto (22)
 Uninsured motorist (46)

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort

- Asbestos (04)
 Product liability (24)
 Medical malpractice (45)
 Other PI/PD/WD (23)

Non-PI/PD/WD (Other) Tort

- Business tort/unfair business practice (07)
 Civil rights (08)
 Defamation (13)
 Fraud (16)
 Intellectual property (19)
 Professional negligence (25)
 Other non-PI/PD/WD tort (35)

Employment

- Wrongful termination (36)
 Other employment (15)

Contract

- Breach of contract/warranty (06)
 Rule 3.740 collections (09)
 Other collections (09)
 Insurance coverage (18)
 Other contract (37)

Real Property

- Eminent domain/inverse condemnation (14)
 Wrongful eviction (33)
 Other real property (26)

Unlawful Detainer

- Commercial (31)
 Residential (32)
 Drugs (38)

Judicial Review

- Asset forfeiture (05)
 Petition re: arbitration award (11)
 Writ of mandate (02)
 Other judicial review (39)

Provisionally Complex Civil Litigation

(Cal. Rules of Court, rules 3.400-3.403)

- Antitrust/Trade regulation (03)
 Construction defect (10)
 Mass tort (40)
 Securities litigation (28)
 Environmental/Toxic tort (30)
 Insurance coverage claims arising from the above listed provisionally complex case types (41)

Enforcement of Judgment

- Enforcement of judgment (20)

Miscellaneous Civil Complaint

- RICO (27)
 Other complaint (not specified above) (42)

Miscellaneous Civil Petition

- Partnership and corporate governance (21)
 Other petition (not specified above) (43)

2. This case is not complex under rule 3.400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:

- a. Large number of separately represented parties d. Large number of witnesses
 b. Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve e. Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court
 c. Substantial amount of documentary evidence f. Substantial postjudgment judicial supervision

3. Remedies sought (check all that apply): a. monetary b. nonmonetary; declaratory or injunctive relief c. punitive

4. Number of causes of action (specify): Four

5. This case is not a class action suit.

6. If there are any known related cases, file and serve a notice of related case. (You may use form CM-015.)

Date: November 5, 2014

MICHAEL WEISS, Deputy City Attorney
 (TYPE OR PRINT NAME)

(SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

Page 1 of 2

**SUMMONS
(CITACION JUDICIAL)**

NOTICE TO DEFENDANT: VILMA OLAES, and DOE ONE
(AVISO AL DEMANDADO): through DOE FIFTY, inclusive,

FOR COURT USE ONLY
 (SOLO PARA USO DE LA CORTE)

YOU ARE BEING SUED BY PLAINTIFF: CITY AND COUNTY OF SAN FRANCISCO, a Municipal Corporation, and the PEOPLE OF THE STATE OF CALIFORNIA, by and through Dennis J. Herrera, City Attorney for the City and County of San Francisco

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:

(El nombre y dirección de la corte es):

SUPERIOR COURT OF THE STATE OF CALIFORNIA
 FOR THE CITY AND COUNTY OF SAN FRANCISCO
 400 McAllister Street, Room 103
 San Francisco, CA 94102

CASE NUMBER:
 (Número del Caso): 00014-542537

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:

(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

DENNIS J. HERRERA, City Attorney (SBN 139669) 415-554-3824 415-437-4644

MICHAEL WEISS, Deputy City Attorney (SBN 168378)

1390 Market Street, Sixth Floor

San Francisco, CA 94102-5408

DATE: NOV 05 2014 CLERK OF THE COURT Clerk, by DAVID W. YUEN, Deputy
 (Fecha) (Secretario) (Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)

(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).

NOTICE TO THE PERSON SERVED: You are served

1. as an individual defendant.
2. as the person sued under the fictitious name of (specify):
3. on behalf of (specify):

under:	<input type="checkbox"/> CCP 416.10 (corporation)	<input type="checkbox"/> CCP 416.60 (minor)
	<input type="checkbox"/> CCP 416.20 (defunct corporation)	<input type="checkbox"/> CCP 416.70 (conservatee)
	<input type="checkbox"/> CCP 416.40 (association or partnership)	<input type="checkbox"/> CCP 416.90 (authorized person)
	<input type="checkbox"/> other (specify):	

4. by personal delivery on (date):



SUMMONS

Legal
 Solutions
 Plus

ORIGINAL

1 DENNIS J. HERRERA, State Bar #139669
City Attorney
2 YVONNE R. MERE, State Bar #173594
Chief Attorney
3 Neighborhood and Resident Safety Division
MICHAEL S. WEISS, State Bar #168378
4 Deputy City Attorney
1390 Market Street, Sixth Floor
San Francisco, California 94102-5408
5 Telephone: (415) 554-3824
Facsimile: (415) 437-4644
6 E-Mail: michael.weiss@sfgov.org

F I L E D
Superior Court of California
County of San Francisco

NOV 05 2014
CLERK OF THE COURT
BY: Mark W. Yuen
Deputy Clerk

7
8 Attorneys for Plaintiffs
CITY AND COUNTY OF SAN FRANCISCO AND
9 PEOPLE OF THE STATE OF CALIFORNIA

10 SUPERIOR COURT OF THE STATE OF CALIFORNIA
11
12 COUNTY OF SAN FRANCISCO
13
14 UNLIMITED JURISDICTION

15 CITY AND COUNTY OF SAN
FRANCISCO, a Municipal Corporation, and
the PEOPLE OF THE STATE OF
CALIFORNIA, by and through Dennis J.
Herrera, City Attorney for the City and County
16 of San Francisco,

Case No. CGC **CGC-14-542537**

17 Plaintiffs,
18 vs.
19 VILMA OLAES, and DOE ONE through DOE
FIFTY, inclusive,
20 Defendants.

COMPLAINT FOR INJUNCTIVE AND OTHER
RELIEF

Type of Case: (42) Other Complaint

22
23 The CITY AND COUNTY OF SAN FRANCISCO ("the City"), a municipal corporation, and
24 the PEOPLE OF THE STATE OF CALIFORNIA ("People"), by and through Dennis J. Herrera, City
25 Attorney for the City and County of San Francisco, (collectively "Plaintiffs") for their complaint
26 against VILMA OLAES ("Owner" or "Defendant"), and Doe One through Doe Fifty, hereby allege as
27 set forth below:

INTRODUCTION

1. This action arises out of Defendant's ownership, maintenance, operation and management of a multi-unit residential rental property located at 1367-1369 Natoma Street ("the Property"), located within the City and County of San Francisco, California, in violation of state and local health and safety laws and as a public nuisance that substantially endanger the health, welfare and safety of the occupants, the neighbors, the residents of the City and County of San Francisco, and the People of the State of California. Specifically, Defendant has, since at least 2003, continuously jeopardized the welfare of her tenants, the neighbors, and all San Francisco residents, by failing and refusing to maintain her residential rental property in a safe, code compliant manner.

2. Defendant has failed, and continues to fail, to comply with Notices of Violation issued November 7, 2003, February 14, 2014, April 23, 2014, and April 25, 2014, and Orders of Abatement dated February 3, 2004, May 15, 2014, and July 24, 2014, each issued by the San Francisco Department of Building Inspection ("Building Inspection" or "DBI"), and each ordering Defendant to abate the violations by a date certain.

3. By leasing the residential units in substandard condition and refusing to comply with state and local health and safety laws, Defendant has engaged in, and continues to engage in, unlawful and unfair business practices, which are prohibited by Business and Professions Code §§ 17200-17210.

PARTIES AND SUBJECT PROPERTY

4. Plaintiff CITY AND COUNTY OF SAN FRANCISCO is a municipal corporation, organized and existing under and by virtue of the laws of the State of California.

5. Plaintiff CITY AND COUNTY OF SAN FRANCISCO brings this action under the San Francisco Housing and Building Codes, and California Health and Safety Code Sections 17920 through 17992, also known as the State Housing Law.

6. Plaintiff PEOPLE OF THE STATE OF CALIFORNIA, by and through DENNIS J. HERRERA, City Attorney for the City and County of San Francisco, brings this action pursuant to California Business and Professions Code Sections 17200 through 17210, California Civil Code Sections 3479, 3480, 3491, 3494, and California Code of Civil Procedure Section 731.

1 7. At all times herein mentioned, Defendant VILMA OLAES has been the sole owner,
2 lessor, operator, manager, maintainer, or agent thereof of 1367-1369 Natoma Street, Block 3548, Lot
3 077, located in the City and County of San Francisco, State of California. The Property is more
4 particularly described in Exhibit A, attached hereto and incorporated as part of this Complaint.

5 8. Defendant is sued in her capacity as owner and/or manager of the Property, and as the
6 person committing the acts alleged in this Complaint or the person directing the commission of the
7 acts alleged in this Complaint.

8 9. Defendants DOE ONE through DOE FIFTY are sued herein under fictitious names.
9 Plaintiffs do not at this time know the true names and capacities of these defendants, but pray that the
10 same may be inserted when ascertained.

11 10. At all times herein mentioned, each Defendant was an agent, servant, employee,
12 partner, franchisee, and joint venturer of the other defendant, and at all times was acting within the
13 course and scope of this agency, service, employment, partnership, franchise, and joint venture.

14 11. Actions taken or omissions made by Defendant's employees, agents, or representatives
15 in the course of their employment, agency, or representation shall be considered actions or omissions
16 of Defendant for purposes of this Complaint.

17 12. Whenever reference is made in this Complaint to any act or omission of
18 "Defendant(s)," such allegation shall mean that Defendant(s) did or authorized the act or omission, or
19 recklessly and carelessly failed and omitted to supervise, control, or direct other persons who engaged
20 in the act or omission.

GENERAL ALLEGATIONS

13. Plaintiffs are informed and believe that Defendant has owned and managed the
Property since at least 1987.

24 14. The Property is a multi-unit residential building consisting of 3 legal dwelling units on
25 three floors of occupancy.

26 15. At all times herein referenced, Defendant's addresses of record, as listed at the San
27 Francisco Assessor's Office, have included: 2545 Sedgwick Avenue, #6D, New York, NY 10468;
28 and One Fordham Hill Oval #6F, Bronx, NY 10468.

FIRST NOTICE OF VIOLATION

2 16. On November 7, 2003, after receiving and investigating habitability complaints at the
3 Property, DBI issued a Notice of Violation ("First NOV") for multiple violations of the San Francisco
4 Housing Code including, but not limited to: structurally unsound front and rear stairs (permit and
5 plans required); roof needing replacement or repair to prevent water seepage; mold and mildew on
6 ceilings and walls; damaged window frames throughout, and exterior of building front and rear
7 needing to be painted. The First NOV identified the violations and required Defendant to obtain
8 permits and complete all repair work within 30 days. DBI mailed a copy of the First NOV to
9 Defendant at her address of record. A true and correct copy of the First NOV is attached hereto as
10 Exhibit B, and incorporated as part of this Complaint.

FIRST ORDER OF ABATEMENT

12 17. Defendant failed to comply with the First NOV. On December 30, 2003, Building
13 Inspection issued a Notice of Director's Hearing ("First Notice of Hearing"). A Director's Hearing is a
14 hearing before the Director of Building Inspection or the Director's designee, to determine whether the
15 property owner has complied with the NOV. The hearing was scheduled for January 15, 2004. A true
16 and correct copy of the First Notice of Hearing is attached hereto as Exhibit C, and incorporated as
17 part of this Complaint.

18 18. On or about January 7, 2004, DBI posted the First Notice of Hearing in a conspicuous
19 spot on the Property, and sent a copy of the First Notice of Hearing by certified mail to Defendant
20 OLAES at her address of record. True and correct copies of the Declaration of Posting and the
21 Declaration of Service by Mail are attached hereto, collectively, as Exhibit D, and incorporated as part
22 of this Complaint.

23 19. On or about January 15, 2004, Building Inspection held the Director's Hearing, at
24 which the owner was represented. On or about February 3, 2004, DBI issued an Order of Abatement
25 ("First Order"). The First Order declared the Property a public nuisance and ordered Defendant to
26 obtain a building permit within 10 days, meet any plan review requirements within 30 days, and
27 complete all work within 30 days once permit is issued. A true and correct copy of the First Order is
28 attached hereto as Exhibit E and incorporated as part of this Complaint.

1 20. On or about February 5, 2004, DBI posted the First Order in a conspicuous spot on the
2 Property, and sent a copy of the First Order by certified mail to Defendant at her address of record.
3 True and correct copies of the Declarations of Posting and Mailing are attached hereto, collectively, as
4 Exhibit F, and are incorporated as part of this Complaint.

5 21. Defendant did not appeal the First Order to the San Francisco Abatement Appeals
6 Board, and on March 3, 2004, Building Inspection caused the First Order to be recorded against the
7 title to the Property. A true and correct copy of the Recorder's cover sheet is attached hereto as
8 Exhibit G and incorporated as part of this Complaint.

9 22. As of November 3, 2014, the violations remain outstanding.

SECOND NOTICE OF VIOLATION

11 23. On or about February 14, 2014, following inspection, DBI issued another Notice of
12 Violation (“Second NOV”) for: deteriorated ground floor side exit door needing replacement (with a
13 building permit), egress obstruction, and a demand to comply with Section 604 of the San Francisco
14 Housing Code requiring:

15 "that all wood and metal decks, balconies, landings, exit corridors, stairway systems, guardrails, handrails, fire
16 escapes, or any parts thereof in weather-exposed areas of apartment buildings and hotels shall be inspected by a
17 licensed general contractor, or a structural pest control licensee, or a licensed professional architect or engineer,
18 verifying that the exit system, corridor, balcony, deck or any part thereof is in general safe condition, in adequate
19 working order, and free from hazardous dry rot, fungus, deterioration, decay, or improper alteration. Property
20 owners shall provide proof of compliance with this section by submitting an affidavit form provided by the
21 Department, signed by the responsible inspector to the Housing Inspection Services Division every five years."

22 The Second NOV required Defendant to abate the violations within 30 days. A true and
23 correct copy of the Second NOV is attached hereto as Exhibit H, and incorporated as part of this
24 Complaint.

SECOND ORDER OF ABATEMENT

26 24. Defendant failed to comply with the Second NOV. On April 28, 2014, Building
27 Inspection issued another Notice of Director's Hearing ("Notice of Second Hearing"). A Director's
28 Hearing is a hearing before the Director of Building Inspection or the Director's designee, to determine

1 whether the property owner has complied with the NOV. The hearing was scheduled for May 15,
2 2014. A true and correct copy of the Notice of Second Hearing is attached hereto as Exhibit I, and
3 incorporated as part of this Complaint.

4 25. On or about May 1, 2014, DBI sent a copy of the Notice of Second Hearing by certified
5 mail to Defendant OLAES at her address of record. On or about May 5, 2014, DBI posted the Notice
6 of Second Hearing in a conspicuous spot on the Property. True and correct copies of the Declarations
7 of Service by Mail and Posting, are attached hereto, collectively, as Exhibit J, and incorporated as part
8 of this Complaint.

9 26. On or about May 15, 2014, Building Inspection held the Director's Hearing, at which
10 the owner was represented. On or about May 15, 2014, DBI issued an Order of Abatement ("Second
11 Order"). The Second Order declared the Property a public nuisance and ordered Defendant to
12 complete all work within seven days. A true and correct copy of the Second Order is attached hereto
13 as Exhibit K and incorporated as part of this Complaint.

14 27. On or about May 28, 2014, DBI sent a copy of the Second Order by certified mail to
15 Defendant at her address of record. On or about June 4, 2014, DBI posted the Second Order in a
16 conspicuous spot on the Property. True and correct copies of the Declarations of Posting and Mailing
17 are attached hereto, collectively, as Exhibit L, and incorporated as part of this Complaint.

18 28. Defendant did not appeal the Second Order to the San Francisco Abatement Appeals
19 Board, and on July 16, 2014, Building Inspection caused the Second Order to be recorded against the
20 title to the Property. A true and correct copy of the Recorder's cover sheet is attached hereto as
21 Exhibit M and incorporated as part of this Complaint.

22 29. As of November 3, 2014, the violations remain outstanding.

23 **THIRD NOTICE OF VIOLATION**

24 30. On April 23, 2014, DBI issued another Notice of Violation ("Third NOV") for
25 violations of the San Francisco Housing Code, including: lack of heat for units 1367 and 1367A. The
26 Third NOV required Defendant to abate the violations within 7 days. A true and correct copy of the
27 Third NOV is attached hereto as Exhibit N, and incorporated as part of this Complaint.

THIRD ORDER OF ABATEMENT

2 31. Defendant did not comply with the Third NOV. On July 8, 2014, Building Inspection
3 issued another Notice of Director's Hearing ("Notice of Third Hearing"). A Director's Hearing is a
4 hearing before the Director of Building Inspection or the Director's designee, to determine whether the
5 property owner has complied with the NOV. The hearing was scheduled for July 24, 2014. A true
6 and correct copy of the Notice of Third Hearing is attached hereto as Exhibit O, and incorporated as
7 part of this Complaint.

8 32. On or about July 10, 2014, DBI sent a copy of the Notice of Third Hearing by certified
9 mail to Defendant OLAES at her address of record. On or about July 11, 2014, DBI posted the Notice
10 of Third Hearing in a conspicuous spot on the Property. True and correct copies of the Declarations of
11 Service by Mail and Posting, are attached hereto, collectively, as Exhibit P, and incorporated as part of
12 this Complaint.

13 33. On or about July 24, 2014, Building Inspection held the Director's Hearing, at which
14 the owner was represented. On or about July 24, 2014, DBI issued another Order of Abatement
15 ("Third Order"). The Third Order declared the Property a public nuisance and ordered Defendant to
16 obtain all appropriate building and plumbing permits, and complete all work within seven days. A
17 true and correct copy of the Third Order is attached hereto as Exhibit Q, and incorporated as part of
18 this Complaint.

19 34. On or about August 8, 2014, DBI sent a copy of the Third Order by certified mail to
20 Defendant at her address of record. On or about August 11, 2014, DBI posted the Third Order in a
21 conspicuous spot on the Property. True and correct copies of the Declarations of Mailing and Posting
22 are attached hereto, collectively, as Exhibit R, and incorporated as part of this Complaint.

23 35. Defendant did not appeal the Third Order to the San Francisco Abatement Appeals
24 Board.

25 || 36. As of November 3, 2014, the violations remain outstanding.

FOURTH NOTICE OF VIOLATION

27 37. On April 25, 2014, DBI issued another Notice of Violation ("Fourth NOV") for
28 violations of the San Francisco Housing Code, including: damaged/dry rotted siding at front and rear

1 of building, lack of carbon monoxide detectors, damaged windows, damaged and peeling paint
2 presenting possible lead hazard, lack of handrails, damaged walls, ceiling and/or trim requiring
3 repainting, lack of fire extinguishers, various habitability violations in units 1367, 1367A, and 1369,
4 damaged rear and front exits stairs, including, stringers, posts, handrails, stair treads, risers, guard
5 rails, and landing boards, requiring a building permit The Fourth NOV required Defendant to abate
6 the violations within 7 days. A true and correct copy of the Fourth NOV is attached hereto as Exhibit
7 S, and incorporated as part of this Complaint.

8

FOURTH ORDER OF ABATEMENT

9 38. Defendant did not comply with the Fourth NOV. On July 8, 2014, Building Inspection
10 issued another Notice of Director's Hearing ("Notice of Fourth Hearing"). A Director's Hearing is a
11 hearing before the Director of Building Inspection or the Director's designee, to determine whether the
12 property owner has complied with the NOV. The hearing was scheduled for July 24, 2014. A true
13 and correct copy of the Notice of Fourth Hearing is attached hereto as Exhibit T, and incorporated as
14 part of this Complaint.

15 39. On or about July 10, 2014, DBI sent a copy of the Notice of Fourth Hearing by certified
16 mail to Defendant OLAES at her address of record. On or about July 11, 2014, DBI posted the Notice
17 of Fourth Hearing in a conspicuous spot on the Property. True and correct copies of the Declarations
18 of Service by Mail and Posting, are attached hereto, collectively, as Exhibit U, and incorporated as
19 part of this Complaint.

20 40. On or about July 24, 2014, Building Inspection held the Director's Hearing, at which
21 the owner was represented. On or about July 24, 2014, DBI issued another Order of Abatement
22 ("Fourth Order"). The Fourth Order declared the Property a public nuisance and ordered Defendant to
23 obtain all appropriate building permits, and complete all work within seven days. A true and correct
24 copy of the Fourth Order is attached hereto as Exhibit V, and incorporated as part of this Complaint.

25 41. On or about August 8, 2014, DBI sent a copy of the Fourth Order by certified mail to
26 Defendant at her address of record. On or about August 11, 2014, DBI posted the Fourth Order in a
27 conspicuous spot on the Property. True and correct copies of the Declarations of Mailing and Posting
28 are attached hereto, collectively, as Exhibit W, and incorporated as part of this Complaint.

1 42. Defendant did not appeal the Fourth Order to the San Francisco Abatement Appeals
2 Board.

3 43. As of November 3, 2014, the violations remain outstanding

4 44. At the time of trial, Plaintiffs will move the Court to amend this Complaint to include
5 any conditions discovered after the filing of this Complaint.

**FIRST CAUSE OF ACTION FOR VIOLATION OF THE STATE HOUSING LAW
BROUGHT BY PLAINTIFFS THE CITY AND COUNTY OF SAN FRANCISCO AND THE
PEOPLE OF THE STATE OF CALIFORNIA AGAINST ALL DEFENDANTS**

8 | (Health and Safety Code Sections 17920-17980.9)

9 45. Plaintiffs hereby incorporate by reference paragraphs 1-44, above, as though fully set
10 forth herein.

11 46. Defendant is now, and for a considerable period of time heretofore, and at all relevant
12 times herein mentioned has been, maintaining the Property as a substandard building as defined by
13 Health and Safety Code Section 17920.3, which substantially endangers the life, limb, health,
14 property, safety, or welfare of the public.

15 47. At all times herein mentioned Defendant has had notice and knowledge that said
16 premises constituted a substandard building because she was served with administrative Notices and
17 Orders issued by Building Inspection.

18 48. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the
19 public from the harm caused by the conditions described above.

20 49. Unless injunctive relief is granted, the residents of the Property and the residents and
21 citizens of the City and County of San Francisco, will suffer irreparable injury and damage, in that said
22 conditions will continue to be injurious to the continuous enjoyment of the life and the free use of
23 property of said residents of the City and County of San Francisco and the People of the State of
24 California.

**SECOND CAUSE OF ACTION FOR PUBLIC NUISANCE
BY PLAINTIFFS AGAINST ALL DEFENDANTS**

COUNT ONE
PUBLIC NUISANCE PER SE

50. Plaintiffs hereby incorporate by reference paragraphs 1-49, above, as though fully set forth herein.

51. Plaintiff City and County of San Francisco brings this cause of action pursuant to the San Francisco Housing and Building Codes.

52. Defendant is now, and for a considerable period of time and at all times herein mentioned has been, maintaining the Property in violation of the San Francisco Housing Code. Pursuant to Housing Code Section 401, any condition that is dangerous to human life or is detrimental to health or is a fire hazard, or any building that has insufficient ventilation or illumination or inadequate or unsanitary sewage or plumbing facilities, or any substandard building, is a per se public nuisance.

53. Defendant is now, and for a considerable period of time and at all relevant times herein mentioned has been, maintaining the Property in such a hazardous condition as to be dangerous to human life, detrimental to health, a fire hazard, and as a substandard building. The conditions constituting a continuing public nuisance in violation of San Francisco Housing Code are more fully described above and in Exhibits B, H, N and S.

54. Defendant is now, and for a considerable period of time and at all relevant times herein mentioned has been, maintaining the Property in violation of the San Francisco Building Code. Pursuant to Building Code Section 102, any building, structure, property, or part thereof, that is structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or is otherwise dangerous to human life, safety, or health of the occupants or the occupants of adjacent properties or the public by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or was erected, moved, altered, constructed or maintained in violation of law or ordinance is unsafe and a public nuisance.

1 55. Defendant is now, and for a considerable period of time and at all relevant times herein
2 mentioned has been, maintaining the Property in a manner that is structurally unsafe and not provided
3 with adequate egress, that constitutes a fire hazard, or is otherwise dangerous to human life, safety or
4 health of the occupants or the occupants of adjacent properties or the public by reason of inadequate
5 maintenance, dilapidation, obsolescence or abandonment, and have erected, moved, altered,
6 constructed or maintained the Property in violation of law or ordinance. The conditions constituting a
7 public nuisance are more fully described above and in Exhibits B, H, N and S.

8 56. At all times herein mentioned Defendant has had notice and knowledge that the
9 Property constituted a public nuisance and an unsafe building or structure because she was served with
10 administrative Notices and Orders issued by Building Inspection, but she failed and refused to take
11 reasonable steps to abate the nuisance.

12 57. Plaintiff has no adequate remedy at law in that damages are insufficient to protect the
13 public from the present danger and harm caused by the conditions described above.

14 58. Unless said nuisance is abated, the residents of the adjacent properties, the surrounding
15 neighborhood, and the residents and citizens of the City and County of San Francisco, will suffer
16 irreparable injury and damage, in that said conditions will continue to be injurious to the continuous
17 enjoyment of the life and the free use of property of said residents of the City and County of San
18 Francisco and the People of the State of California.

19 59. By maintaining the Property in a manner violating the San Francisco Housing Code,
20 Defendant has violated, disobeyed, omitted, neglected and refused to comply with the San Francisco
21 Housing Code and the orders issued by Building Inspection, and Defendant is thus subject to civil
22 penalties up to \$1,000 per day for each day that such violations existed and were permitted to continue
23 as set forth in Housing Code Section 204(c)(2).

24 60. By maintaining the Property in a manner violating the San Francisco Building Code,
25 Defendant has violated, disobeyed, omitted, neglected and refused to comply with the San Francisco
26 Building Code and the orders issued by Building Inspection, and Defendant is thus subject to civil
27 penalties up to \$500 per day for each day that such violations existed and were permitted to continue
28 as set forth in Building Code Section 103.

COUNT TWO
GENERAL PUBLIC NUISANCE STATUTE
(Civil Code Sections 3479, 3480)

61. Plaintiffs hereby incorporate by reference Paragraphs 1 through 60, above, as though fully set forth herein.

62. As described above, Defendant is now, and for a considerable period of time, and all relevant times, has been, maintaining the Property in such a manner as to constitute a continuing public nuisance within the meaning of Civil Code Sections 3479 and 3480. The practices described above are injurious to the health and safety of the residents and the community, are offensive to the senses, and interfere with the comfortable enjoyment of life and property. The practices described above also affect a considerable number of persons and an entire community or neighborhood.

63. At all times herein mentioned, Defendant knew or should have known that the Property was being maintained as a public nuisance, as alleged in the Complaint, but failed and refused to take reasonable steps to abate the nuisance.

64. Unless enjoined, Defendant will continue to operate the Property in the above-described condition as a public nuisance.

65. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the public from the present danger and harm caused by the conditions described above. Unless injunctive relief is granted to enjoin Defendant, the public will suffer irreparable injury and damage.

66. Unless this nuisance is abated, the community, neighborhood, and the residents and citizens of the State of California and the City and County of San Francisco will suffer irreparable injury and damage, in that said conditions will continue to be injurious to the enjoyment and the free use of the life and property of said residents and citizens of the State of California and the City and County of San Francisco.

1 **THIRD CAUSE OF ACTION FOR NON-COMPLIANCE WITH AN ORDER OF**
2 **ABATEMENT ISSUED BY THE SAN FRANCISCO DEPARTMENT OF BUILDING**
3 **INSPECTION BROUGHT BY PLAINTIFF CITY AND COUNTY OF SAN FRANCISCO**
4 **AGAINST ALL DEFENDANTS**

5 (San Francisco Building Code Sections 102 And 103)

6 67. Plaintiff hereby incorporates by reference Paragraphs 1 through 66, above, as though
7 fully set forth.

8 68. As described above, and as set forth in the Exhibits B, H, N and S to this Complaint,
9 the Department of Building Inspection issued Notices of Violation pursuant to San Francisco Building
10 Codes.

11 69. Defendant failed to comply with the Notices of Violation, by failing to abate the
12 violations, and by continuing to allow the Property to remain in an unsafe and illegal condition for a
13 substantial period of time.

14 70. As described above, and as set forth in the Exhibits E, K, Q, and V to this Complaint,
15 the Director of the Department of Building Inspection has repeatedly issued Orders of Abatement.

16 71. Defendant has failed to comply with the Orders of Abatement, by continuing to ignore
17 the violations contained in the NOVs, continuing to allow the substandard, unsafe, dilapidated
18 condition of the Premises to persist, and by not filing the necessary building permit applications to
19 repair the unsafe conditions.

20 72. Defendant is subject to civil penalties of up to \$500.00 for each day that she failed to
21 comply with the Building Inspection's Notices of Violation and Orders of Abatement, as set forth in
22 Building Code Section 103.

23 **FOURTH CAUSE OF ACTION FOR UNLAWFUL**
24 **BUSINESS PRACTICES BROUGHT BY PLAINTIFF THE PEOPLE**
25 **OF THE STATE OF CALIFORNIA AGAINST ALL DEFENDANTS**
26 **(Business and Professions Code Sections 17200 - 17210)**

27 73. Plaintiff hereby incorporates by reference Paragraphs 1 through 72 and makes them a
28 part of this fourth cause of action, as though fully set forth.

29 74. Plaintiff, acting to protect the public as consumers and competitors from unlawful
30 practices, brings this cause of action in the public interest in the name of the People of the State of
31 California, pursuant to Business and Professions Code Section 17200 – 17210.

1 75. Defendant owns residential real property within the City and County of San Francisco,
2 State of California. The violations of law described herein have been and are being carried out wholly
3 or in part within the City and County of San Francisco.

4 76. The actions of Defendant are in violation of the laws and public policies of the City and
5 County of San Francisco and the State of California and are inimical to the rights and interest of the
6 general public. Unless enjoined and restrained by an order of this Court, Defendant will continue to
7 engage in the unlawful and unfair acts and courses of conduct described herein.

8 77. Through the conduct described above, Defendant has engaged in the following
9 unlawful business practices prohibited by Business and Professions Code Sections 17200 – 17210:

- 10 A. Violating the State Housing Law by maintaining substandard residential rental property
11 that is endangering the life, limb, health, property, safety and welfare of the occupants
12 of that property, the occupants of the neighboring properties, and the public;
- 13 B. Violating the San Francisco Housing Code;
- 14 C. Violating the San Francisco Building Code;
- 15 D. Creating and maintaining a public nuisance at the Property;
- 16 E. Failing to comply with Notices of Violation and an Order of Abatement issued by the
17 San Francisco Department of Building Inspection.

18 79. Plaintiffs are likely to have evidentiary support, after reasonable opportunity for further
19 investigation and discovery, to allege that as a direct and proximate result of the foregoing acts and
20 practices, Defendant received income, capital appreciation, tax benefits and/or other benefits, which
21 she would not have received if she had not engaged in the violations of Business and Professions Code
22 Section 17200 described in this Complaint.

23 80. Plaintiffs are likely to have evidentiary support, after a reasonable opportunity for
24 further investigation and discovery, to allege that Defendant's unlawful business practices affected and
25 have been perpetrated against one or more senior citizens or disabled persons.

26 81. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the
27 public from the present danger and harm caused by the conditions described in this Complaint.
28 Defendant will continue to engage in unlawful business practices unless enjoined. Unless injunctive

1 relief is granted to enjoin Defendant's unlawful business practices, Plaintiffs will suffer irreparable
2 injury and damage.

3 82. Defendant is subject to civil penalties of up to \$2,500 per violation of the Business and
4 Professions Code for each act of employing unfair or unlawful business practices.

5 83. Defendant is subject to additional penalties of up to \$2,500 per violation of the
6 Business and Professions Code for each act of perpetrating unfair or unlawful business practices
7 against one or more senior citizens or disabled persons.

8 WHEREFORE, Plaintiffs pray that:

9 1. Defendant be declared to have violated Health and Safety Code Section 17980, the San
10 Francisco Housing and Building Codes, Civil Code Sections 3479 and 3480, and Business and
11 Professions Code Sections 17200 – 17209;

12 2. The Property and structure located at 1367-1369 Natoma Street, together with the
13 fixtures and moveable property therein and thereon, be judicially declared a public nuisance and a per
14 se public nuisance, to be permanently abated in accordance with Health and Safety Code Section
15 17980, the San Francisco Housing Code Section 204, San Francisco Building Code Section 102, Civil
16 Code Section 3479, and Code of Civil Procedure Section 731;

17 3. Defendant and her agents, officers, managers, representatives, employees, and anyone
18 acting on her behalf, and their heirs and assignees, be permanently enjoined from operating,
19 conducting, using, occupying, or in any way permitting the use of the property and structures at
20 12367-1369 Natoma Street as a public nuisance;

21 4. Defendant and her agents, officers, managers, representatives, employees, and anyone
22 acting on her behalf, and their heirs and assignees be permanently enjoined from operating,
23 conducting, using, occupying, or in any way permitting the use of the property and structures at 1367-
24 1369 Natoma Street, in violation of Health and Safety Code Section 17980, the San Francisco Housing
25 Code, the San Francisco Building Code, Civil Code Sections 3479 and 3480, and Business and
26 Professions Code Sections 17200 – 17210;

27

28

1 5. Defendant, her agents, officers, managers, representatives, employees, and anyone
2 acting on her behalf, and their heirs and assignees be preliminarily and permanently enjoined from
3 operating, conducting, using, renting, leasing, occupying, or in any way permitting the use of the
4 Property and structures at 1367-1369 Natoma Street until the Property and all parts thereto conform to
5 law;

6 6. Defendant, her agents, officers, managers, representatives, employees, and anyone
7 acting on her behalf, and their heirs and assignees be ordered to immediately cause the Property and
8 all parts thereof to conform to law;

9 7. Pursuant to San Francisco Housing Code Section 204 (c)(2), Defendant be ordered to
10 pay a civil penalty of \$1,000 for each day that the Housing Code violations alleged in this Complaint
11 occurred or were permitted to continue;

12 8. Pursuant to San Francisco Building Code Section 103, Defendant be ordered to pay a
13 civil penalty of \$500 for each day that the Building Code violations alleged in this Complaint occurred
14 or were permitted to continue;

15 9. Pursuant to Business and Professions Code Sections 17206, Defendant be ordered to
16 pay a civil penalty of \$2,500 for each unlawful business act alleged in this Complaint;

17 10. Pursuant to Business and Professions Code Sections 17206.1, Defendant be ordered to
18 pay an additional civil penalty of \$2,500 for each unlawful business act that is perpetrated against a
19 senior citizen or a disabled person;

20 11. Plaintiffs shall have a lien upon said premises in the amount expended to abate the
21 violations and to have judgment in said amount against Defendant, and her successors and assigns;

22 12. Recordation of an abstract of judgment in this case constitutes a prior lien over any lien
23 that may be held on the property by any defendant to this action;

24 13. Defendant, her agents, officers, managers, representatives, employees, and anyone
25 acting on her behalf, shall pay all assessment costs, pursuant to Building Code Section 102;

26 14. Plaintiffs shall be awarded attorneys' fees and costs pursuant to Health and Safety Code
27 Section 17980.7;

1 15. Pursuant to Health and Safety Code Section 17980.7(c) and Code of Civil Procedure
2 §§564-570, if Defendant fails to abate the violations in a manner constitute with the Court's orders, the
3 Court may appoint a receiver to manage the Property and correct the violations at Defendant's
4 expense;

5 16. Plaintiffs be awarded costs incurred herein; and

6 ||| 17. Plaintiffs shall have such further and other relief as the court deems just.

7 | Dated: November 5, 2014

DENNIS J. HERRERA
City Attorney
YVONNE R. MERE
Chief Attorney
Neighborhood and Resi
MICHAEL S. WEISS
Deputy City Attorney

By

~~MICHAEL S. WEISS
Attorneys for Plaintiffs
CITY AND COUNTY
PEOPLE OF THE STATE~~

1 **INDEX TO EXHIBITS**

Exhibit	Description
A	Property Description for 1367-1369 Natoma Street, San Francisco, California
B	First Notice of Violation issued 11-7-03
C	Notice of First Director's Hearing 12-30-03
D	Declarations of Posting and Mailing 1-7-04
E	First Order of Abatement 2-3-04
F	Declarations of Posting and Mailing First Order 2-5-04
G	Recorder's Office Cover Sheet for First Order 3-3-04
H	Second Notice of Violation issued 2-14-04
I	Notice of Second Director's Hearing 4-28-14
J	Declarations of Mailing and Posting Second Notice 5-1-14 and 5-5-14
K	Second Order of Abatement 5-15-14
L	Declaration of Mailing/Posting Second Order 5-28-14 and 6-4-14
M	Recorder's Cover Sheet for Second Order of Abatement 7-16-14
N	Third Notice of Violation issued 4-23-14
O	Notice of Third Director's Hearing 7-8-14
P	Declarations of Mailing/Posting Third Notice 7-10-14 and 7-11-14
Q	Third Order of Abatement 7-24-14
R	Declarations of Mailing/Posting Third Order 8-8-14 and 8-11-14
S	Fourth Notice of Violation issued 4-25-14
T	Notice of Fourth Director's Hearing 7-8-14
U	Declarations of Mailing/Posting Fourth Notice 7-10-14 and 7-11-14
V	Fourth Order of Abatement 7-24-14
W	Declaration of Mailing/Posting Fourth Order 8-8-14 and 8-11-14

EXHIBIT "A"

EXHIBIT A

Property Address:
1367-1369 Natoma Street
Block 3548 Lot 077

The property in the City and County of San Francisco, State of California, described as follows:

BEGINNING at a point on the easterly line of Natoma Street distant thereon 155 feet northerly from the northerly line of Fifteenth Street; running thence northerly and along said easterly line of Natoma Street 25 feet; thence at a right angle easterly 75 feet; thence at a right angle southerly 25 feet; thence at a right angle westerly 75 feet to the said easterly line of Natoma Street and the point of beginning.

BEING part of Mission Block No. 31.

EXHIBIT "B"



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 200345066

OWNER/AGENT: OLAES VILMA M

MAILING

ADDRESS: OLAES VILMA M

2545 SEDGWICK AV #6-D
NEW YORK NY

10468

BUILDING TYPE: APT

USE TYPE: R1

DATE: 07-NOV-03

LOCATION: 1367 NATOMA ST

BLOCK: 3548 LOT: 077

NOTICE TYPE: ROUTINE

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM	DESCRIPTION
1	APPLY FOR BUILDING PERMIT TO REPLACE STRUCTURALLY UNSOUND FRONT AND REAR STAIRS (2 SETS OF PLANS REQUIRED) APPLY WITHIN 10 DAYS OF THIS NOTICE SEC 801 H.C.1001H.C.
2	REPAIR/REPLACE ROOF TO PREVENT WATER SEEPAGE INTO UNIT 1369, WATER LEAKS OBSERVED THROUGHOUT UNIT SEC 1001H.C.
3	REMOVE CLOTHESLINE AT REAR STAIRS SEC 1001H.C.
4	REMOVE STORAGE REAR STAIRS AND UNDER STAIRS SEC 1001H.C.
5	REPAIR HARD-WIRED SMOKE DETECTOR SEC 1001H.C.
6	REPAIR WINDOW FRAMES THROUGHOUT UNIT #1369 SEC 1001H.C.
7	REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. (1301 HC)
8	ELIMINATE MOLD/MILDEW ON CEILING (1301,1001b(13),1306 HC)
9	ELIMINATE MOLD/MILDEW ON WALLS (1301,1001B(13),1306 HC)

- 1 APPLIED FOR BUILDING PERMIT TO REPLACE STRUCTURALLY UNSOUND FRONT AND REAR STAIRS (2 SETS OF PLANS REQUIRED) APPLY WITHIN 10 DAYS OF THIS NOTICE SEC 801 H.C.1001H.C.
- 2 REPAIR/REPLACE ROOF TO PREVENT WATER SEEPAGE INTO UNIT 1369, WATER LEAKS OBSERVED THROUGHOUT UNIT SEC 1001H.C.
- 3 REMOVE CLOTHESLINE AT REAR STAIRS SEC 1001H.C.
- 4 REMOVE STORAGE REAR STAIRS AND UNDER STAIRS SEC 1001H.C.
- 5 REPAIR HARD-WIRED SMOKE DETECTOR SEC 1001H.C.
- 6 REPAIR WINDOW FRAMES THROUGHOUT UNIT #1369 SEC 1001H.C.
- 7 REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. (1301 HC)
- 8 ELIMINATE MOLD/MILDEW ON CEILING (1301,1001b(13),1306 HC)
- 9 ELIMINATE MOLD/MILDEW ON WALLS (1301,1001B(13),1306 HC)

- | ITEM | DESCRIPTION |
|------|---|
| 1 | APPLY FOR BUILDING PERMIT TO REPLACE STRUCTURALLY UNSOUND FRONT AND REAR STAIRS. APPLY FOR PERMIT WITHIN 10 DAYS OF THIS NOTICE (2 SETS OF PLANS REQUIRED) SEC 801 H.C. 1001H.C. |
| 2 | REPAIR/REPLACE ROOF TO PREVENT WATER SEEPAGE. ROOF LEAKS OBSERVED IN UNIT 1369 (THROUGHOUT) REPAIR ROOF AND CEILINGS AND WALLS. SEC 1001H.C. |
| 3 | REMOVE CLOTHESLINE AT REAR STAIRS SEC 1001H.C. |
| 4 | REMOVE STORAGE REAR STAIRS AND UNDER STAIRS SEC 1001H.C. |
| 5 | REPAIR HARD-WIRED SMOKE DETECTOR UNIT #1369 SEC 1001H.C. |
| 6 | REPAIR WINDOW FRAMES THROUGHOUT UNIT #1369 SEC 1001H.C. |
| 7 | PAINT EXTERIOR OF BUILDING FRONT AND REAR SEC 1001H.C. |
| 8 | THROUGHOUT UNIT #1369 SEC 1001H.C. |
| 9 | THROUGHOUT UNIT #1369 SEC 1001H.C. |

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 12 December 2003 10:00 AM
IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Ronald Dicks AT 415-558-6632

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "C"



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street , San Francisco, CA 94103-2414

December 30, 2003

Owner: OLAES VILMA M
2545 SEDGWICK AV #6-D
NEW YORK NY
10468

Address: 1367 NATOMA ST
AKA 1367 – 1369 NATOMA ST
Block: 3548 Lot: 077 Seq: 1
Tract: 292 Case: DAO
Hearing Number: 200345066
Inspector: Dicks

NOTICE OF DIRECTOR'S HEARING

Date and Time of Hearing: January 15, 2004
At 1660 Mission Street, Room 2001, San Francisco, CA 94103 AT 10:00 a.m.

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The list of violation(s) have been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102.2, 110 Table 1-G & 110 Table 1-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Frank Y. Chiu, Director
Department of Building Inspection

Enclosures
(r:\oracle\dbo\reports30\dhnotice)

EXHIBIT "D"



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street, San Francisco, CA 94103-2414

December 30, 2003

Address: 1367 NATOMA ST AKA 1367 – 1369 NATOMA ST

Block: 3548 Lot: 077 Seq: 1 Tract: 202 Case: DA0

Inspector: Dicks

Hearing Number: 200345066

Owner: OLAES VILMA M

2545 SEDGWICK AV #6-D
NEW YORK NY
10468

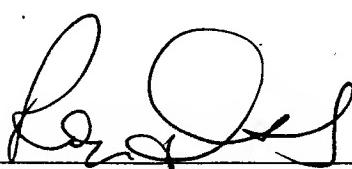
DECLARATION OF POSTING OF COMPLAINT(S) AND NOTICE OF DIRECTOR'S HEARING

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, is a conspicuous place on the building, structure or part thereof described in the Notice of Hearing: to wit:

San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 1/7/04, at San Francisco, California.


Signature



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

1660 Mission Street , San Francisco, CA 94103-2414

December 30, 2003 Address: 1367 NATOMA ST AKA 1367 – 1369 NATOMA ST

Block: 3548 Lot: 077 Seq: 1 Tract: 202

Case: DA0

Inspector: Dicks

Hearing Number: 200345066

Owner: OLAES VILMA M
2545 SEDGWICK AV #6-D
NEW YORK NY
10468

DECLARATION OF SERVICE OF COMPLAINT(S) AND NOTICE OF DIRECTOR'S HEARING BY MAIL

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 1/7/04 at San Francisco, California.

Signature

(I:\appl\permits\reports\dhdecma)

U.S. Postal Service CERTIFIED MAIL RECEIPT <small>(Domestic Mail Only; No Insurance Coverage Provided)</small>	
OFFICIAL USE	
5449 2308 0002 0320 7001	Postage
	\$
	Certified Fee
	Return Receipt Fee (Endorsement Required)
	Restricted Delivery Fee (Endorsement Required)
	Postmark Here
Total Pcs	Vilma M. Olaes 2545 Sedgwick Ave. #6-D New York, NY 10468
Sent To	
Street, A or PO Box	
City, State	

PS Form 2500, January 2001

EXHIBIT "E"



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

ORDER OF ABATEMENT

ORDER NO. 200345066 - A

Owner Vilma M. Olaes
2545 Sedgwick Ave. #6-D
New York, NY 10468

Address: 1367 Natoma Street
aka 1367 – 1369 Natoma Street
Block: 3548 Lot: 077 Seq: 01
Census Tract: 202 Source: DA0
Inspector/Division: R. Dicks/HID
Complaint No: 200345066

Date Order of Abatement Issued: February 3, 2004

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on January 15, 2004 in accordance with the San Francisco Building Code Section 102. The hearing was conducted by a representative of the Director. The property owner was represented.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation dated: November 7, 2003.
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102 of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

10 Days to file for a Building permit; 30 Days to meet any Plan Review requirements; and 30 Days to complete all work that requires permit, once permit is issued.

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102.3 and 102.17 of the San Francisco Building Code.

For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax: (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within ten (10) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board=s Secretary at 1660 Mission Street, 6th floor, (415) 558-6454.

Very truly yours,

Frank Y. Chiu, Director

Hearing Officer: Michael Hennessy
U:\OAOA Documents\OAsDH011504.doc

EXHIBIT "F"



DEPARTMENT OF BUILDING INSPECTION

CITY AND COUNTY OF SAN FRANCISCO
1660 MISSION STREET, SAN FRANCISCO, CALIFORNIA 94103-2414

February 3, 2004 Address: 1367 NATOMA ST aka 1367 – 1369 NATOMA ST

Block: 3548 Lot: 077 Seq: 01 Tract: 202 Case: DA0

Inspector: Dicks

Hearing Number:
200345066

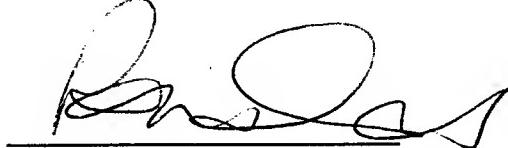
Owner: Vilma M. Olaes
2545 Sedgwick Avenue #6-D
New York, NY 10468

DECLARATION OF POSTING OF THE ORDER OF ABATEMENT PER SAN FRANCISCO BUILDING CODE SECTION 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.
Executed on 2/5/07 at San Francisco, California.



Signature



DEPARTMENT OF BUILDING INSPECTION

**CITY AND COUNTY OF SAN FRANCISCO
1660 MISSION STREET, SAN FRANCISCO, CALIFORNIA 94103-2414**

February 3, 2004 Address: 1367 NATOMA ST aka 1367 – 1369 NATOMA ST

Block: 3548 Lot: 077 Seq: 01 Tract: 202 Case: DA0

Inspector: Dicks

Complaint: 200345066

Owner: Vilma M. Olaes
2545 Sedgwick Avenue #6-D
New York, NY 10468

DECLARATION OF SERVICE OF ORDER OF ABATEMENT BY MAIL PER SAN FRANCISCO BUILDING CODE SECTION 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 2/5/04 -

Signature

U:\OA\OA Forms\OA Form Mail Abatement.doc

U.S. Postal Service CERTIFIED MAIL RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	
Sent To Street, Apt. or PO Box City, State, Zip	
Vilma M. Olaes 2545 Sedgwick Ave. #6-D New York, NY 10468	

EXHIBIT "G"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
S. HODGE
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2004-H669300-00
Acct 40-SFCC Bureau Of Building Inspections
Wednesday, MAR 03, 2004 13:21:31
Ttl Pd \$0.00 Nbr-0002421283
REEL I586 IMAGE 0630
agi/GG/1-4

(Space above this line reserved for Recorder's use)

ORDER OF ABATEMENT

1367 NATOMA STREET
AKA 1367 – 1369 NATOMA STREET

Block/Lot/ No 3548/077

NO.: 200345066-A
(DA0) (DH 01/15/2004)





DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

ORDER OF ABATEMENT

ORDER NO. 200345066 - A

Owner Vilma M. Olaes
2545 Sedgwick Ave. #6-D
New York, NY 10468

Address: 1367 Natoma Street
aka 1367 – 1369 Natoma Street
Block: 3548 Lot: 077 Seq: 01
Census Tract: 202 Source: DA0
Inspector/Division: R. Dicks/HID
Complaint No: 200345066

Date Order of Abatement Issued: February 3, 2004

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on January 15, 2004 in accordance with the San Francisco Building Code Section 102. The hearing was conducted by a representative of the Director. The property owner was represented.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation dated: November 7, 2003.
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102 of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

10 Days to file for a Building permit; 30 Days to meet any Plan Review requirements; and 30 Days to complete all work that requires permit, once permit is issued.

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102.3 and 102.17 of the San Francisco Building Code.

For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax: (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within ten (10) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board=s Secretary at 1660 Mission Street, 6th floor, (415) 558-6454.

Very truly yours,

Frank Y. Chiu, Director

Hearing Officer: Michael Hennessy
U:\OA\OA Documents\OAsDH011504.doc

H669300

EXHIBIT "H"



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201450901

OWNER/AGENT: OLAES VILMA M

MAILING

ADDRESS: OLAES VILMA M

1 FORDHAM HILL OVAL #6F
BRONX NY

10468

BUILDING TYPE: NA

USE TYPE: NA

DATE: 14-FEB-14

LOCATION: 1367 NATOMA ST

BLOCK: 3548 LOT: 077

NOTICE TYPE: COMPLAINT

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS: ITEM DESCRIPTION

- | | | |
|---|---|---|
| 1 | THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED. | 1367-69 NATOMA STREET "COMMON AREAS" |
| 2 | COMPLY WITH SECTION 604 OF THE SAN FRANCISCO HOUSING CODE(604 HC) | COMPLETE AND RETURN TO HOUSING INSPECTION SERVICES THE COMPLIANCE AFFIDAVIT FOR SECTION 604 OF THE SAN FRANCISCO HOUSING CODE(ATACHED WITH THIS NOTICE OF VIOLATION) |
| 3 | REPLACE GROUND FLOOR SIDE EXIT DOOR (1001)(d),1001(b)(13) HC) | REPLACE DETERIORATED GROUND FLOOR SIDE EXIT DOOR WITH APPROVED DOOR. OBTAIN BUILDING PERMIT AND HAVE INSPECTED AND APPROVED BY THE DISTRICT BUILDING INSPECTOR. REMOVE ITEMS STORED ON THE REAR EXTERIOR STAIRWAY WHICH ARE BLOCKING THE EGRESS PATH OF TRAVEL. |
| 4 | REMOVE EGRESS OBSTRUCTION AT (801,1001(l)1001(d) HC) | REMOVE EGRESS OBSTRUCTION AT (801,1001(l)1001(d) HC) |
| 5 | PROVIDE DEADLATCH LOCKS WITH MIN 1/2" THROW AND SELF CLOSING DEVICE AT EXIT DOORS (706, 1001(d) HC) | PROVIDE DEADLATCH LOCKS WITH MIN 1/2" THROW AND SELF CLOSING DEVICE AT THE GROUND FLOOR EXIT DOOR. |
| 6 | INSPECTOR COMMENTS | It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice. |

If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE: 17 March 2014 10:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Luis Barahona AT 415-558-6204

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

1660 Mission Street, 6th Floor, San Francisco, California 94103-2414

(415) 558-6220, Fax No. (415) 558-6249, Email: DBIHIComplaints@sfgov.org

Website: www.sfdbi.org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate inspector through site inspection.

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of \$52.00, and (2) an hourly rate of \$104.00 for case management/administration, and \$170.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17, 102A.18 et seq., 102A.19 et seq., and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding \$1,000.00, or by imprisonment not exceeding six (6) months; or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880.

NOTIFICATION TO BUILDING TENANT: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT: Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a \$170.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table 1A-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE:

Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed \$500.00 per day plus administrative costs as provided by Section 3423.8 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled *What You Should Know About the Department of Building Inspection Code Enforcement Process* or download the document from the Department website.

EXHIBIT "I"

**City and County of San Francisco
Department of Building Inspection**



**Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director**

April 28, 2014

**Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468**

**Address: 1367 1369 NATOMA ST, 0000
Block: 3548 Lot: 077 Seq: 1
Tract: 202 Case: DC2
Inspector: Barahona
Hearing Number : 201450901**

NOTICE OF DIRECTOR'S HEARING

**Date and Time of Hearing: May 15, 2014
At 1660 Mission Street, Room 2001, San Francisco, CA 94103 at 9:30 a.m.**

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector **Barahona** at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

**Housing Inspection Division
1660 Mission Street - San Francisco, CA 94103
Office (415) 558-6220 - FAX (415) 558-6249 - www.sfgov.org/dbi**

EXHIBIT "J"

**City and County of San Francisco
Department of Building Inspection**



**Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director**

DATE AFFIDAVIT PREPARED April 28, 2014

ADDRESS: 1367 1369 NATOMA ST, 0000

INSPECTOR: Barahona

**OWNER: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468**

Directors' Hearing Date: May 15, 2014

Hearing Number: 201450901

Block: 3548 Lot: 077 Seq: 1

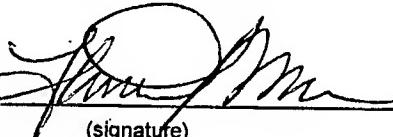
Tract: 202 Case: DC2

Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 5/1/2014, San Francisco, California. By:


(signature)

Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 5/5/2014, at San Francisco, California.

By: Luis Barahona

(Print name)

(Date)

Signature: Luis Barahona

List of Owners/Interested Parties

Address: 1367 Natoma Street (aka 1367-1369 Natoma)

Complainant:
Russell Crosby
1367 Natoma Street, Apt #4
San Francisco, CA 94103

1.
Vilma M. Olaes
1 Fordham Hill Oval, #6F
Bronx, NY 10468

2.
Vilma M. Olaes
1392 45th Avenue
San Francisco, CA 94122

3.
Vilma M. Olaes
95 Cabrini Blvd., #3J
New York, NY 10033

4.
Calvin Louie & Edmund Jew
c/o Resource Capital
655 Sutter Street, Suite 505
San Francisco, CA 94102

Deed of Trust dated 6/1/1992. Loan Amount \$30,000.00
Recorded Doc - F137513 Reel F646 Image 0816

5.
Dennis Dere
c/o Resource Capital
655 Sutter Street, Suite 505
San Francisco, CA 94102

Deed of Trust dated 1/17/1992. Loan Amount \$30,000.00
Recorded Doc - F060031 Reel F550 Image 0119

6.
Security Pacific Financial Services
2455 Bennett Valley Road, #220
Santa Rosa, CA 95402

Deed of Trust dated 10/17/1990. Loan # C91000983. Loan Amount \$85,000.00
Recorded Doc - E808591 Reel F238 Image 0027

4/28/2014 – No New Docs Recorded

1

Tract: 202/ Source: DC2

Updated: 4/28/2014 2:12 PM

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at www.usps.com

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage &	¢

Postmark
Here

Sent To
Vilma M. Olaes
1392 45th Avenue
San Francisco, CA 94122
NOV 201450901

PS Form 3800, A

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at www.usps.com

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & F...	¢

Postmark
Here

Vilma M. Olaes
1 Fordham Hill Oval, #6F
Bronx, NY 10468
NOV 201450901

PS Form 3800, A

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & F...	¢

Postmark
Here

Sent To
Calvin Louie & Edmund Jew
c/o Resource Capital
655 Sutter Street, Suite 505
San Francisco, CA 94102
NOV 201450901

PS Form 3800, A

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & F...	¢

Postmark
Here

Dennis Dere
c/o Resource Capital
655 Sutter Street, Suite 505
San Francisco, CA 94102
NOV 201450901

PS Form 3800, A

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & F...	¢

Postmark
Here

Vilma M. Olaes
95 Cabrini Blvd., #3J
New York, NY 10033
NOV 201450901

PS Form 3800, August 2003

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & F...	¢

Postmark
Here

Security Pacific Financial Services
2455 Bennett Valley Road, #220
Santa Rosa, CA 95402
NOV 201450901

PS Form 3800, A

EXHIBIT "K"



ORDER OF ABATEMENT - ORDER NO. 201450901

Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Address: 1367 1369 NATOMA ST, 0000
Block: 3548 Lot: 077 Seq: 1
Census Tract: 202 Source: DC2
Complaint: 201450901
Date Order of Abatement Issued: May 15, 2014
Inspector/Division: Barahona\HIS
Housing Division Representative: Andy Karcs
Hearing Officer: Steven Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **May 15, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative did attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **February 14, 2014**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on May 23, 2014.

by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "L"

**City and County of San Francisco
Department of Building Inspection**



**Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director**

DATE AFFIDAVIT PREPARED May 28, 2014

Address: 1367 1369 NATOMA ST, 0000

Hearing Number: 201450901

Inspector: Barahona

Block: 3548 **Lot No:** 077 **Seq:** 1

Directors' Hearing Date: May 15, 2014

Tract: 202 **Case:** DC2

Owner: OLAES VILMA M

1 FORDHAM HILL OVAL #6F
BRONX NY

10468

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 5/28/14, at San Francisco, California. By: Luis Barahona

(Signature)

Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 6/4/14, at San Francisco, California.

By: Luis Barahona

(Print name)

(Date)

Signature: Luis Barahona

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Vilma M. Olaes
1392 45th Avenue
San Francisco, CA 94122
NOV#201450901

PS Form 3800, August 2006

See Reverse for Instructions

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1 Fordham Hill Oval, #6F
Bronx, NY 10468
NOV#201450901

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EXHIBIT "M"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103


San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J908109-00
Acct 40-SFCC Bureau Of Building Inspections
Wednesday, JUL 16, 2014 15:50:10
Ttl Pd \$0.00 Rept # 0004971196
onf/NF/1-4

ORDER OF ABATEMENT
1367 1369 NATOMA ST, 0000

RECEIVED

JUL 24 2014

DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

Block/Lot/Seq. - 3548 / 077 / 1

NO. 201450901A

DC2- DH 15-MAY-14



ORDER OF ABATEMENT - ORDER NO. 201450901

Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Address: 1367 1369 NATOMA ST, 0000
Block: 3548 Lot: 077 Seq: 1
Census Tract: 202 Source: DC2
Complaint: 201450901
Date Order of Abatement Issued: May 15, 2014
Inspector/Division: BarahonaHIS
Housing Division Representative: Andy Karcs
Hearing Officer: Steven Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **May 15, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative did attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **February 14, 2014**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on May 23, 2014
by Rosemary Bosque, Chief Housing Inspector



EXHIBIT "N"



DEPARTMENT OF BUILDING INSPECTION

Housing Inspector: HARRY DERVARTANIAN
City and County of San Francisco

1660 Mission Street, Suite 100, San Francisco, CA 94103-2914
(415) 554-6220 RTR (415) 554-6220 E-mail: SFBID.CORPORATE@SF.GOV Website: www.sfblib.org

NOTICE OF VIOLATION

COMPLAINT: 201468711

OWNER/AGENT: CLAES VILMA M.

MAILING

ADDRESS: CLAES VILMA M.

1 FORDHAM HILL OVAL #6F
BRONX NY

10468

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:
REHM

DESCRIPTION

- 1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.
- 1367 and 1367A Natoma.
- 2 PROVIDE HEAT TO EACH OCCUPIED HABITABLE ROOM FOR 12 HRS BETWEEN 5:00 A.M. AND 11:00 A.M. AND BETWEEN 3:00 P.M. AND 10:00 P.M. CAPABLE TO MAINTAINING A MIN. ROOM TEMP. OF 68 DEGREES F. (20 DEGREES C.) (701c-HC)
- Repair/replace inoperable wall heaters in apartment #'s 1367 and 1367A Natoma. At the time of this inspection the wall heaters were not working.

INSPECTOR COMMENTS

It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing access to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all rooms within the dwelling as required by California Civil Code Section 1954.8 and San Francisco Housing Code Section 303.6, if any dwelling apartment units or guest rooms are to be accessed during the re-inspection.

ALL ITEMS MUST BE COMPLETED WITHIN 7-DAYS. REINSPECTION DATE: 29 April 2014 10:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE.

CONTACT HOUSING INSPECTOR : Harry Dervartanian AT: 415-575-6990

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEES WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "O"



July 8, 2014

**Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468**

**Address: 1367 1369 NATOMA ST, 0000
Block: 3548 Lot: 077 Seq: 1
Tract: 202 Case: XF1
Inspector: DerVartanian
Hearing Number : 201468711**

NOTICE OF DIRECTOR'S HEARING

**Date and Time of Hearing: July 24, 2014
At 1660 Mission Street. Room 2001, San Francisco, CA 94103 at 9:30 a.m.**

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

W A R N I N G

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector **DerVartanian** at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

**Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection**

EXHIBIT "P"

**City and County of San Francisco
Department of Building Inspection**



**Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director**

DATE AFFIDAVIT PREPARED July 8, 2014

ADDRESS: 1367 1369 NATOMA ST, 0000
INSPECTOR: DerVartanian
OWNER: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Directors' Hearing Date: July 24, 2014
Hearing Number: 201468711
Block: 3548 **Lot:** 077 **Seq:** 1
Tract: 202 **Case:** XF1

Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 7/10/14, San Francisco, California. By:

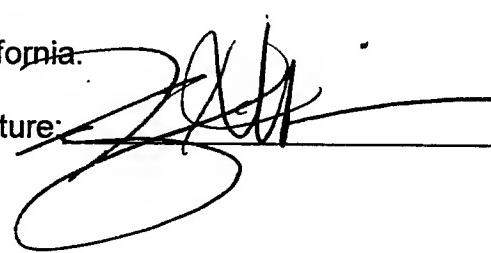

(signature)

Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 7-11-14, at San Francisco, California.

By: Harry DerVartanian 7-11-14 Signature: 
(Print name) (Date)

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Dennis Dere
c/o Resource Capital
655 Sutter Street, Suite 505
San Francisco, CA 94102
NOV#201468711

Sent To
Street, Apt.
or PO Box
City, State

PS Form 3800, August 2006

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95 Cabrini Blvd., #3J
New York, NY 10033
NOV#201468711

Sent To
Street, Apt.
or PO Box
City, State

PS Form 3800, August 2006

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1 Fordham Hill Oval, #6F
Bronx, NY 10468
NOV#201468711

Sent To
Street, Apt.
or PO Box
City, State

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Security Pacific Financial Services
2455 Bennett Valley Road, #220
Santa Rosa, CA 95402
NOV#201468711

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City, State

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Calvin Louie & Edmund Jew
c/o Resource Capital
655 Sutter Street, Suite 505
San Francisco, CA 94102
NOV#201468711

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City, State

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Total Po Vilma M. Olaes

1392 45th Avenue
San Francisco, CA 94122
NOV#201468711

Sent To
Street, Apt.
or PO Box
City, State

PS Form 3800, August 2006

See Reverse for Instructions

List of Owners/Interested Parties

Address: 1367 Natoma Street (aka 1367-1369 Natoma)

Complainant:

N/A

1.

Vilma M. Olaes
1 Fordham Hill Oval, #6F
Bronx, NY 10468

2.

Vilma M. Olaes
1392 45th Avenue
San Francisco, CA 94122

3.

Vilma M. Olaes
95 Cabrini Blvd., #3J
New York, NY 10033

4.

Calvin Louie & Edmund Jew
c/o Resource Capital
655 Sutter Street, Suite 505
San Francisco, CA 94102

Deed of Trust dated 6/1/1992. Loan Amount \$30,000.00
Recorded Doc - F137513 Reel F646 Image 0816

5.

Dennis Dere
c/o Resource Capital
655 Sutter Street, Suite 505
San Francisco, CA 94102

Deed of Trust dated 1/17/1992. Loan Amount \$30,000.00
Recorded Doc - F060031 Reel F550 Image 0119

6.

Security Pacific Financial Services
2455 Bennett Valley Road, #220
Santa Rosa, CA 95402

Deed of Trust dated 10/17/1990. Loan # C91000983. Loan Amount \$85,000.00
Recorded Doc - E808591 Reel F238 Image 0027

7/9/2014 – No New Docs Recorded

Tract: 202/ Source: XF0, XF1

Updated: 7/9/2014

EXHIBIT "Q"



ORDER OF ABATEMENT - ORDER NO. 201468711

Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Address: 1367 1369 NATOMA ST, 0000
Block: 3548 Lot: 077 Seq: 1
Census Tract: 202 Source: XF1
Complaint: 201468711
Date Order of Abatement Issued: July 24, 2014
Inspector/Division: Herring\HIS
Housing Division Representative: Alan Davison
Hearing Officer: Tony Grieco

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **July 24, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative did attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **April 23, 2014**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - appropriate Building,Plumbing permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Andrea Kars for Rosemary
Approved for Distribution on August 7, 2014
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "R"



DATE AFFIDAVIT PREPARED August 8, 2014

Address: 1367 1369 NATOMA ST, 0000

Hearing Number: 201468711

Inspector: Herring

Block: 3548 **Lot No:** 077 **Seq:** 1

Directors' Hearing Date: July 24, 2014

Tract: 202 **Case:** XF1

Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY

10468

**Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building
Code Section 102.7**

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 8-11-14, at San Francisco, California. By: M

(Signature)

**Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code
Section 102.7**

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 8-11-14, at San Francisco, California.

By: David Herring

(Print name)

8-11-14

Signature:

(Date)

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 New York, NY 10033
 NOV#201468711.

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 NOV#201468711

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Vilma M. Olaes
 1 Fordham Hill Oval, #6F
 Bronx, NY 10468
 NOV#201468711

PS Form 3800, August 2006

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EXHIBIT "S"



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

1660 Mission Street 6th Floor, San Francisco, California 94103-2414

(415) 558-6220 Fax: (415) 558-6249 Email: DBHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201468691

OWNER/AGENT: OLAES VILMA M

MAILING

ADDRESS: OLAES VILMA M

1 FORDHAM HILL OVAL #6F
BRONX NY

10468

DATE: 25-APR-14

LOCATION: 1367 NATOMA ST

BLOCK: 3548 LOT: 077

NOTICE TYPE: ROUTINE

BUILDING TYPE: APT

USE TYPE: R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM

DESCRIPTION

- 1 THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.
- 2 REPAIR STAIRS (1001(b)(13)HC)

Apartments and the common areas of the subject property.

THERE WAS DAMAGE NOTED AT REAR AND FRONT EXIT STAIRS, INCLUDING STRINGERS, POSTS, HANDRAILS, STAIR TREADS, RISERS, GUARD RAILS AND LANDING BOARDS.

USE ONLY DECAY RESISTANT MATERIALS TO REPAIR OR REPLACE DAMAGED STRUCTURE. DO NOT PAINT/WEATHER PROOF ANY NEW MATERIALS UNTIL AFTER INSPECTION BY THE DISTRICT BUILDING INSPECTOR.

You are required to file, within 15 days along with a copy of this Notice of Violation, a Building Permit Application and commence repairs. You are required to complete the work within 30 days. Call for periodic and or a final building inspection using the tel. no. on the white JOB Card. Permits signed off by the District Building Inspector must be presented at the Housing Re-inspection in order to abate this case.

If more than fifty percent repairs are made to stairs or stairs are replaced, you must submit a copy of this Notice of Violation and 2 sets of floor plans with the Building Permit Application.

ESTIMATED COST OF LABOR AND MATERIALS TO PERFORM REPAIRS IS \$10000.

- 3 REPAIR WEATHER PROOFING ON SIDING (1001(h),703 HC)

Repair/replace damaged/dry rotted siding at front and rear of building.

NOTE: A Building Permit is required. In order to abate this case the Building Permit must be signed off prior to reinspection by the Housing Inspector.

- 4 PROVIDE SELF-CLOSING DEVICES AT EXTERIOR DOORS (706 HC)

Gates at front of building must self close and self latch including the door to the tradesman alley going to the rear yard.



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

1660 Mission Street 6th Floor, San Francisco, California 94103-2414

(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

- 5 PROVIDE CARBON MONOXIDE DETECTOR/ALARMS (420 SFBC)

COMPLAINT: 201468691

Carbon monoxide detector-alarm are required in all apartments with fossil-fuel burning heaters or appliances, fireplaces or attached garages and on all floors above and below a fossil fuel-burning heater or appliance, fireplace or attached garage. Since there are gas burning appliances and heaters in the units a carbon monoxide detector-alarm in all apartments.

NOTE: Combination carbon monoxide detector-alarms and smoke detector-alarms can be used in areas that require both type detector-alarms.

- 6 REPAIR WINDOWS (708, 1001-b,h HC)

In all apartments, window sash frames do not operate correctly, have broken or missing sash cords, do not latch and or provide adequate seal. Repair or replace and adjust as needed so all apartment windows, including those at specific locations indicated below, operate correctly, can be latched and provide an adequate seal.

NOTE: If windows are replaced a Building permit is required. Building permits must be signed off and finalized prior to reinspection by the Housing Inspector.

- 7 REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING (703, 1301 SFCH)

Wherever damaged or peeling paint exists, including specific locations indicated below.

- 8 "Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises. For interior or exterior paint removal : Always wet the surface, contain and properly dispose of lead paint. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 square feet. (Sec.3604, SFBC) Informational packets are available at (415) 558-6088.

You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 554-8930 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST.
Ordinance #446-97."

- 9 REPAIR HANDRAILS (802(c),1001(b)(13)HC)

Provide handrails on front and rear stairs from the top floor unit to the ground.

NOTE: A Building Permit is required to install handrails, in order to abate this case all permits must be signed off prior to reinspection by the Housing Inspector.

- 10 PAINT WALLS, CEILINGS AND/OR TRIM (1001-b, 1301, 1306 HC)

Repaint all areas where paint is removed or damaged or where surfaces are repaired including specific apartment locations indicated below.



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

City and County of San Francisco

1660 Mission Street 6th Floor, San Francisco, California 94103-2414

(415) 558-6220 Fax: (415) 558-6249 Email: DBIHDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

11 PAINT (1301 HC)

COMPLAINT: 201468691

Repaint all areas where paint is removed or damaged or where surfaces are repaired.

12 PROVIDE FIRE EXTINGUISHER TYPE 2A 10BC OR EQUIVALENT.(905, 1001(n)HC)

Provide fire extinguisher TYPE 2A 10BC or equivalent with current date tag at each floor. NOTE: ONLY FIRE EXTINGUISHERS CERTIFIED OR SERVICED BY AN INDUSTRY PROFESSIONAL ARE APPROVED..(905, 1001(n)HC)

13 POST ENCLOSED GAS METER INSTRUCTIONAL DIAGRAM IN A PUBLIC AREA. (712 HC)

Post gas meter diagram in a public area.

14 UTILITY SHUT OFF TOOL (712 HC)

Provide shutoff tool for gas utility shutoff in gas meter room under front stairs (712 HC).

15 In apartment 1369, correct all violations cited in the column to the right.

(a) Repair damaged walls and ceiling and repaint in front bedroom (1001-b, 1306 HC).
(b) Repair, replace or adjust damaged window sashes, frames, balancers so they operate correctly and provide weather protection (703, 1001-b,h HC).
(c) Repair damaged floor covering in kitchen, rear porch area and bathroom (1001b, 1306 HC).
(d) Install overflow tube on water heater temperature pressure relief valve in an approved manner (1001-f HC).
NOTE: A Plumbing Permit is required to complete this work (103.1.1 PC)

16 In apartment 1367A, correct all violations sited in the column to the right.

(a) Repair/replace/adjust damaged apartment door with approved smoke enclosure door that operates correctly, fully self closes and latches, front door must have a handle and working latch (706, 807, 1001-b HC).
(b) Repair/replace/provide handle, latch and lock on bathroom door (706, 807, 1001-b HC).
(c) Throughout apartment, repair, replace or adjust damaged window sashes, broken sash cords, frames, balancers so they operate correctly and provide weather protection (703, 1001-b,h HC).
(d) Repair light/exposed wires at light in entry (1001e HC).
(e) Provide missing smoke detector (908, 911 HC).
(f) Provide carbon monoxide detector (420 SFBC).
(g) Repair/replace/resurface damaged/rusted/chipped apartment bathtub (505, 1001b,f HC).
(h) Repair damaged floor covering in kitchen and bathroom (1001b, 1306 HC).



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NOTICE OF VIOLATION

- 17 In apartment 1367, correct all violations cited in the column to the right.

COMPLAINT: 201468691

- (a) At front entry door to apartment repair/replace/adjust damaged apartment door with approved smoke enclosure door that operates correctly, fully self closes and latches, door must have a working handle and latch (706, 807, 1001-b HC).
- (b) Repair damaged wall and ceiling and repaint (1001-b, 1306 HC).
- (c) Throughout apartment repair, replace or adjust damaged window sashes, broken sash cords, frames, balancers so they operate correctly and provide weather protection (703, 1001-b,h HC).
- (d) Rewire substandard wiring in bedroom from lightswitch to overhead light. NOTE: An Electrical Permit is required to do this work (1001e HC).
- (e) Provide missing smoke detector (908, 911 HC).
- (f) Provide carbon monoxide detector (420 SFBC).
- (g) Eliminate mold and mildew on walls and ceiling in bathroom and tub/shower surround (1301, 1001-b, 1306 HC).
- (h) Provide a waterproof surface for tub/shower surround (1001-b HC). Building Permit required.
- (i) Repair damaged floor covering in porch area and bathroom (1001b, 1306 HC).

- 18 INSPECTOR COMMENTS

At the time of the re-inspection provide the Housing Inspector access to apartment 1367B.

- 19 INSPECTOR COMMENTS

It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.



DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division

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NOTICE OF VIOLATION

COMPLAINT: 201468691

20 INSPECTOR COMMENTS

Repairs cited in this Notice require a Building Permit, and may require Plumbing and / or Electrical permits. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires (a) permit(s).

THIS CASE CAN NOT BE ABATED UNTIL THE HOUSING INSPECTOR MAKES A FINAL INSPECTION TO VERIFY THAT ALL VIOLATIONS HAVE BEEN CORRECTED AND ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND FINALIZED. ON REINSPECTION DAY, PRESENT TO THE HOUSING INSPECTOR THE JOB CARD, PERMIT APPLICATION AND PERMITS INDICATING THAT ALL REQUIRED WORK UNDER PERMIT IS COMPLETE. PRIOR TO REINSPECTION BY THE HOUSING INSPECTOR, CALL BUILDING, ELECTRICAL AND/OR PLUMBING INSPECTOR(S) FOR REQUIRED INSPECTION(S).

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 30 May 2014 10:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Harry DerVartanian AT 415-575-6990

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A \$170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "T"

**City and County of San Francisco
Department of Building Inspection**



**Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director**

July 8, 2014

**Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468**

**Address: 1367 1369 NATOMA ST, 0000
Block: 3548 Lot: 077 Seq: 1
Tract: 202 Case: XF0
Inspector: DerVartanian
Hearing Number : 201468691**

NOTICE OF DIRECTOR'S HEARING

**Date and Time of Hearing: July 24, 2014
At 1660 Mission Street, Room 2001, San Francisco, CA 94103 at 9:30 a.m.**

TO OWNER(S), LESSEE(S), TENANT(S) AND OTHER PERSONS OF INTEREST:

In accordance with provisions of the San Francisco Building Code, the described premises were inspected and violation(s) were found to exist. The Notice of Violations (NOV) has been mailed to the Owner(s) of Record or agent(s) and compliance has not occurred. Therefore, the Director of the Department of Building Inspection has probable cause to believe the building, structure or a portion thereof is an unsafe building or property.

Failure to comply with the decision of the Director may result in the revocation of the Permit of Occupancy and/or Certificate of Occupancy of the subject premises.

The Owner(s) of Record or the duly authorized representative is notified to appear at the Hearing to be held on the date shown above, at which time the Director of the Department of Building Inspection will consider the violation(s) and that the building is unsafe and a public nuisance.

WARNING

Failure to comply with this request will result in further abatement proceedings. If an Order of Abatement is issued from the Director's Hearing, you will be billed for the entire cost incurred in the code enforcement process, from the posting of the first "Warning of Violation" until the matter is resolved per San Francisco Building Code Sections 102A.3, 102A.17, 110A, Table 1A-D, 1A-G, and 1A-K.

The Owner(s) of Record is instructed to notify the holder(s) of any Mortgage(s) or Deed(s) of Trust secured by this property of these proceedings. Also, the Department of Building Inspection shall be advised of the name(s) of holder(s) of any Mortgage(s) or Deed(s) of Trust on this property. Please call Inspector **DerVartanian** at 415 558-6220 if you have questions regarding this code enforcement case.

BY ORDER OF THE DIRECTOR OF DEPARTMENT OF BUILDING INSPECTION.

Very truly yours,

**Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection**

EXHIBIT "U"

**City and County of San Francisco
Department of Building Inspection**



**Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director**

DATE AFFIDAVIT PREPARED July 8, 2014

ADDRESS: 1367 1369 NATOMA ST, 0000
INSPECTOR: DerVartanian
OWNER: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Directors' Hearing Date: July 24, 2014
Hearing Number: 201468691
Block: 3548 **Lot:** 077 **Seq:** 1
Tract: 202 **Case:** XF0

Declaration of Service Of Notice Of Violation(s) and Notice Of Directors' Hearing by Mail

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail delivery service charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 7/11/2014, San Francisco, California. By: _____

(signature)

Declaration Of Posting Of Notice Of Violations(s) And Notice Of Directors' Hearing

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102A.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 7-11-14, at San Francisco, California.

By: Harry Der Vartanian 7-11-14 Signature: [Signature]

(Print name)

(Date)

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c/o Resource Capital
655 Sutter Street, Suite 505
San Francisco, CA 94102
NOV#201468691

PS Form 3800, August 2006

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95 Cabrini Blvd., #3J
New York, NY 10033
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Security Pacific Financial Services
2455 Bennett Valley Road, #220
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NOV#201468691

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Calvin Louie & Edmund Jew
c/o Resource Capital
655 Sutter Street, Suite 505
San Francisco, CA 94102
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1392 45th Avenue
San Francisco, CA 94122
NOV#201468691

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List of Owners/Interested Parties

Address: 1367 Natoma Street (aka 1367-1369 Natoma)

Complainant:

N/A

1.

Vilma M. Olaes
1 Fordham Hill Oval, #6F
Bronx, NY 10468

2.

Vilma M. Olaes
1392 45th Avenue
San Francisco, CA 94122

3.

Vilma M. Olaes
95 Cabrini Blvd., #3J
New York, NY 10033

4.

Calvin Louie & Edmund Jew
c/o Resource Capital
655 Sutter Street, Suite 505
San Francisco, CA 94102

Deed of Trust dated 6/1/1992. Loan Amount \$30,000.00
Recorded Doc - F137513 Reel F646 Image 0816

5.

Dennis Dere
c/o Resource Capital
655 Sutter Street, Suite 505
San Francisco, CA 94102

Deed of Trust dated 1/17/1992. Loan Amount \$30,000.00
Recorded Doc - F060031 Reel F550 Image 0119

6.

Security Pacific Financial Services
2455 Bennett Valley Road, #220
Santa Rosa, CA 95402

Deed of Trust dated 10/17/1990. Loan # C91000983. Loan Amount \$85,000.00
Recorded Doc - E808591 Reel F238 Image 0027

7/9/2014 – No New Docs Recorded

Tract: 202/ Source: XF0, XF1

Updated: 7/9/2014

EXHIBIT "V"



ORDER OF ABATEMENT - ORDER NO. 201468691

Owner: OLAES VILMA M
1 FORDHAM HILL OVAL #6F
BRONX NY
10468

Address: 1367 1369 NATOMA ST, 0000
Block: 3548 **Lot:** 077 **Seq:** 1
Census Tract: 202 **Source:** XF0
Complaint: 201468691
Date Order of Abatement Issued: July 24, 2014
Inspector/Division: Herring\HIS
Housing Division Representative: Alan Davison
Hearing Officer: Tony Grieco

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **July 24, 2014** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative did attend the hearing..

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: April 25, 2014
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - appropriate Building permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on August 7, 2014
by Rosemary Bosque, Chief Housing Inspector



EXHIBIT " ω "



DATE AFFIDAVIT PREPARED August 8, 2014

Address: 1367 1369 NATOMA ST, 0000

Hearing Number: 201468691

Inspector: Herring

Block: 3548 Lot No: 077 Seq: 1

Directors' Hearing Date: July 24, 2014

Tract: 202 Case: XF0

Owner: OLAES VILMA M

1 FORDHAM HILL OVAL #6F
BRONX NY

10468

Declaration Of Service Of Order Of Abatement By Mail Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed or regular communication by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Date Mailed: 8-11-14, at San Francisco, California. By:

(Signature)

Declaration Of Posting Of The Order OF Abatement Per San Francisco Building Code Section 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

I declare under penalty of perjury that the foregoing is true and correct.

Date Posted: 8-11-14, at San Francisco, California.

By: David Herring

(Print name)

8-11-14

(Date)

Signature:

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